



General Assembly

February Session, 2002

***Raised Bill No. 5069***

LCO No. 308

Referred to Committee on Planning and Development

Introduced by:  
(PD )

***AN ACT CONCERNING LAND VALUE TAXATION.***

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1       Section 1. Section 12-62a of the general statutes is repealed and the  
2       following is substituted in lieu thereof (*Effective October 1, 2002, and*  
3       *applicable to assessment years commencing on or after October 1, 2002*):

4       (a) Each municipality, as defined in section 7-381, shall establish a  
5       uniform assessment date of October first.

6       (b) Each such municipality shall assess all property for purposes of  
7       the local property tax at a uniform rate of seventy per cent of present  
8       true and actual value, as determined under section 12-63. For  
9       assessment years commencing on and after October 1, 2002, any  
10      targeted investment community, as defined in section 32-222, as  
11      amended, by ordinance adopted by its legislative body, may (1)  
12      classify real estate as (A) land or land exclusive of buildings, or (B)  
13      buildings on land, and (2) establish a different rate of property tax for  
14      each class, provided the higher rate shall apply to land or land  
15      exclusive of buildings.

16 (c) Repealed by P.A. 96-171, S. 15, 16.

17 (d) Repealed by P.A. 96-171, S. 15, 16.

18 (e) Commencing October 1, 1996, any such municipality may, with  
19 respect to the assessment list in such municipality in a year in which a  
20 revaluation becomes effective, as required under section 12-62, by vote  
21 of its legislative body and in the manner provided in this subsection,  
22 defer all or any part of the amount of any increase in the assessed  
23 value of real property included in the assessment list in the year such  
24 revaluation becomes effective, provided in the year such revaluation  
25 becomes effective and in any succeeding year in which such deferment  
26 is allowed by such municipality, the assessed value of any real  
27 property in the year immediately preceding revaluation shall be  
28 increased in such equal amounts in each of such years that the assessed  
29 value of such real property in the last year of such deferment, but in no  
30 event later than the third year following the year of such revaluation,  
31 shall be no less than the assessed value applicable to such property in  
32 the year of revaluation except for deferment of such increased  
33 assessment in accordance with this subsection. In any municipality  
34 with such a revaluation becoming effective and electing to defer all or  
35 any part of the amount of such increase in the assessed value of real  
36 property over the period of three years immediately following, as  
37 provided in this subsection, subject to approval by the legislative body  
38 as provided above with respect to real property included in the  
39 assessment list in the year of such revaluation, new real estate  
40 construction in such municipality which is completed and determined  
41 to be subject to property tax as provided in section 12-53a after the  
42 assessment date in the year of such revaluation and prior to the  
43 assessment date in the third year following the year of such  
44 revaluation, may be assessed during such period in a manner similar  
45 to that provided in this subsection for real property included in the  
46 assessment list in the year of such revaluation, deferring a portion of  
47 the actual assessed value of such new construction as of the date  
48 liability for property tax is established and adding such portion in

49 equal increments to an assessed value for such new construction  
50 estimated as that which would have been applicable if it had been  
51 completed immediately prior to the assessment date in the year of such  
52 revaluation, such increments to be added in each assessment year  
53 commencing with the year in which liability for property tax is so  
54 established and ending not later than the third year following the year  
55 of such revaluation. The assessed value for purposes of this subsection  
56 in each of said years shall be determined as the sum of (1) such  
57 estimated assessed value, (2) any of the equal increments already  
58 added to such estimated value for purposes of determining the  
59 assessed value in accordance with this subsection, and (3) the  
60 increment for the year with respect to which such assessed value is  
61 being determined. The portion of the actual assessed value of such  
62 new construction as of the date of such liability which is to be deferred  
63 and added in increments to such estimated assessed value shall be the  
64 amount by which the actual assessed value of such new construction  
65 on the date tax liability is so established exceeds the estimated assessed  
66 value for such new construction as described in this subsection.

67 (f) Any municipality which has elected to defer all or any part of the  
68 amount of increase in the assessed value of real property as provided  
69 in subsection (e) of this section may (1) continue the plan of such  
70 deferment as approved by the legislative body of such municipality  
71 until the third year following the year of such revaluation as provided  
72 in said subsection (e), or (2) at any time, subject to approval by the  
73 legislative body in such municipality, discontinue the plan of such  
74 deferment as adopted and notwithstanding the provisions of section 7-  
75 344 and any other public or special act or charter, lay such rate of  
76 property tax on the assessment list for the assessment year in which  
77 such discontinuance occurs, as completed and placed in the town  
78 clerk's office in accordance with section 12-55, without any deferment  
79 of amounts of increase in assessed values in accordance with said  
80 subsection (e), in the amount that would have been applicable with  
81 respect to said assessment list if such plan of deferment had not been  
82 adopted. In the event any such tax in accordance with said subsection

83 (e) has been levied and become due and payable in such assessment  
 84 year prior to the date of such discontinuance as provided in this  
 85 subsection, the amount of tax due and payable under this subsection  
 86 shall be that portion of such tax in excess of the amount of tax due and  
 87 payable prior to the date of such discontinuance and which amount,  
 88 notwithstanding discontinuance of such plan of deferment, shall  
 89 continue to be collectible by the tax collector. Within a period not  
 90 exceeding thirty days following the date on which such plan of  
 91 deferment is discontinued, the assessor in such municipality shall  
 92 notify the tax collector as to the additional amounts of such tax due  
 93 with respect to the assessment list for the assessment year in which  
 94 such discontinuance occurs and the tax collector shall within ten days  
 95 thereafter mail a bill to the owner of each parcel of real property  
 96 subject to such additional tax. Such tax shall be due and payable and  
 97 collectible as other municipal property taxes, provided such tax shall  
 98 be due and payable in an initial or single installment not sooner than  
 99 thirty days following the date such bill is mailed to the owner and in  
 100 any remaining installments of equal amounts as the same are  
 101 determined to be due and payable by the legislative body.

102 (g) Repealed by P.A. 83-465, S. 3, 4.

This act shall take effect as follows:	
Section 1	<i>October 1, 2002, and applicable to assessment years commencing on or after October 1, 2002</i>

**Statement of Purpose:**

To authorize communities to establish two rates of taxation.

*[Proposed deletions are enclosed in brackets. Proposed additions are indicated by underline, except that when the entire text of a bill or resolution or a section of a bill or resolution is new, it is not underlined.]*